

Grey Oaks Office Building - For Lease

735 SW 158TH AVENUE
BEAVERTON, OR 97006



PRICED REDUCED: ~~\$23.00~~ TO \$18.50 PER SF

- For Lease: Up To 34,390 SF On One Level
- Total Building Size: 48,175 SF One Level
- Total Land Area: 4.03 Acres
- Divisible: To 4,000 SF
- Ideal Owner Occupied Opportunity
- Beautiful Built Out Offices And Cubicles
- Large Conference Rooms Option
- Potential Medical Office Conversion
- 193 Parking Spaces
- Existing Tenants: West Hills Development, Fibershere, G.W. Paulson, KOR

***Building Also For Sale Call For Details**



REAL ESTATE INVESTMENT GROUP



For More Information Call:
George Diamond 503-222-2178 or
Nicholas Diamond 503-222-2655

2839 SW Second Avenue, Portland, Oregon, 97201 • Ph. 503-222-1655 Fax 503-274-6510 • www.reig.com • invest@reig.com

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

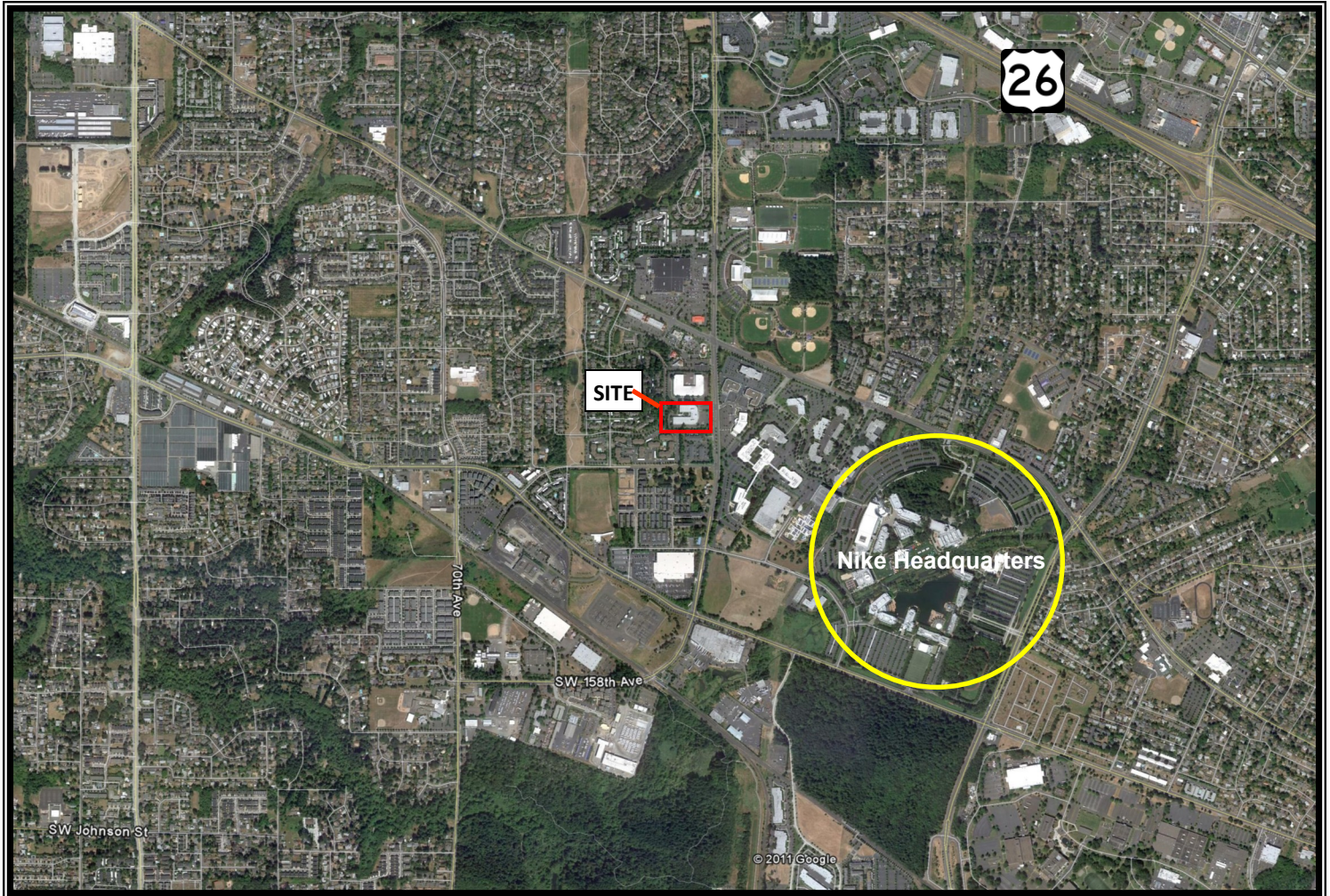
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PROPERTY DESCRIPTION: One story office building with brick facade and extensive interior wood build-outs including 2 large glass enclosed conference rooms with extensive custom wood cabinetry and trimmings. Finished exterior patio. Part of the space has been used as a custom home show room.

NEIGHBORHOOD: Located on the southside of US highway and west of US highway 217. The area is a mixture of commercial and residential. Neighboring commercial includes 44 office building over 2,200,00 sf including such tenants as NikeWorld Headquarters, Pacific Oncology and Tualatin Valley Recreation one of Portland's premier parks and recreation facilities.



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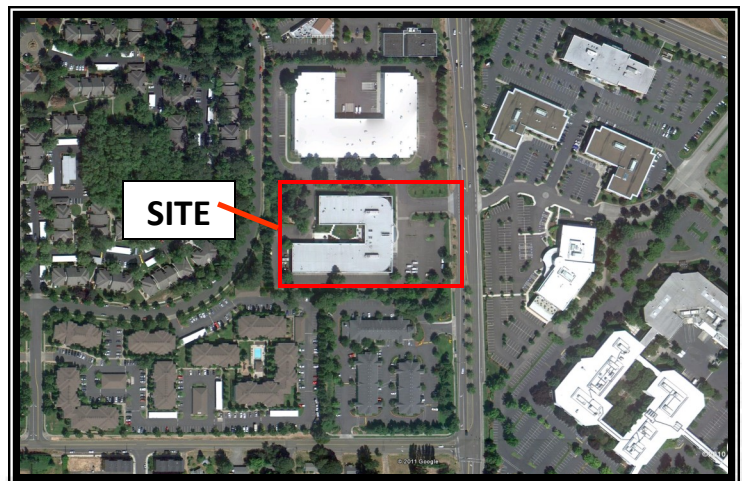
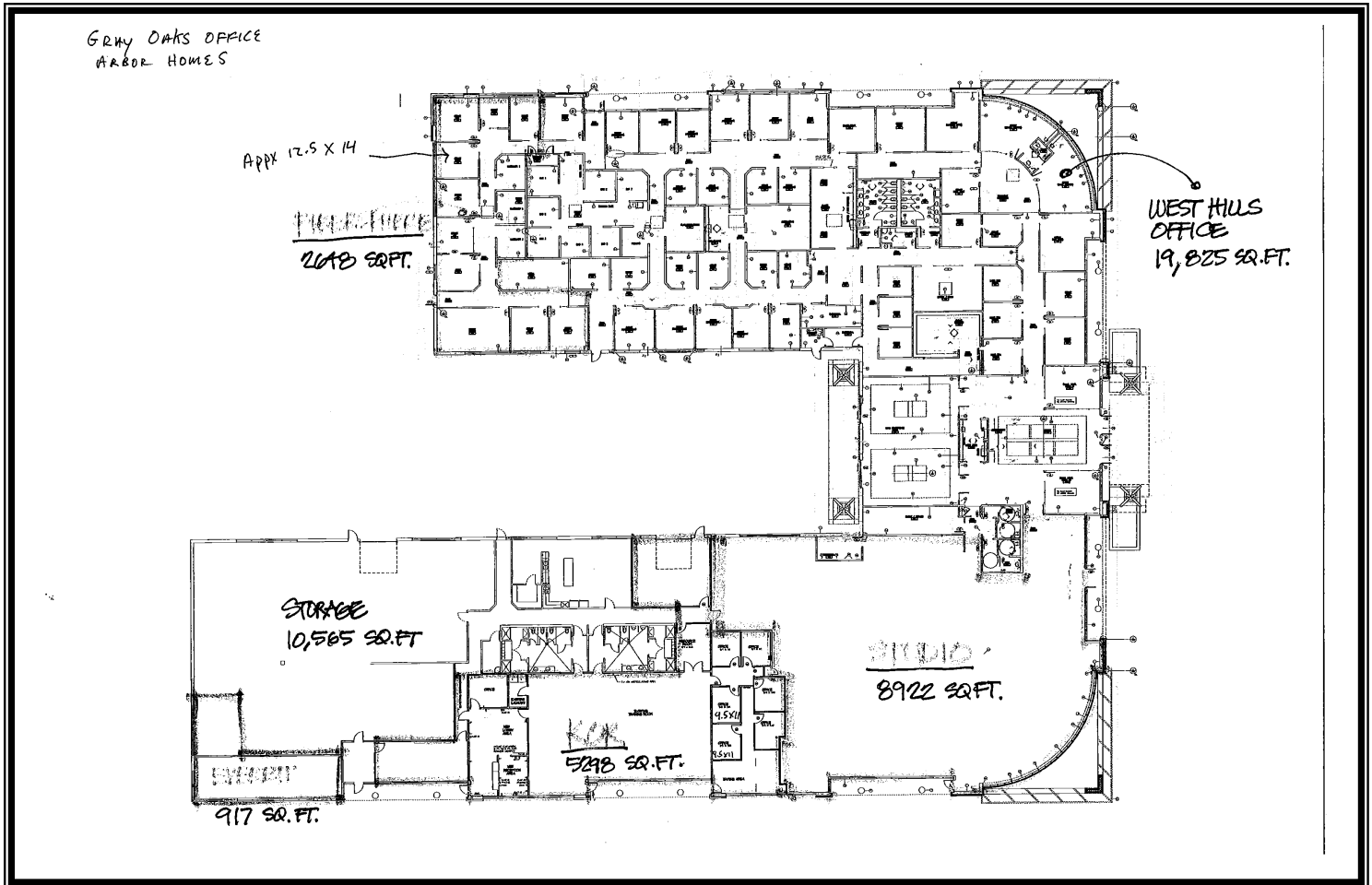
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FLOOR PLAN



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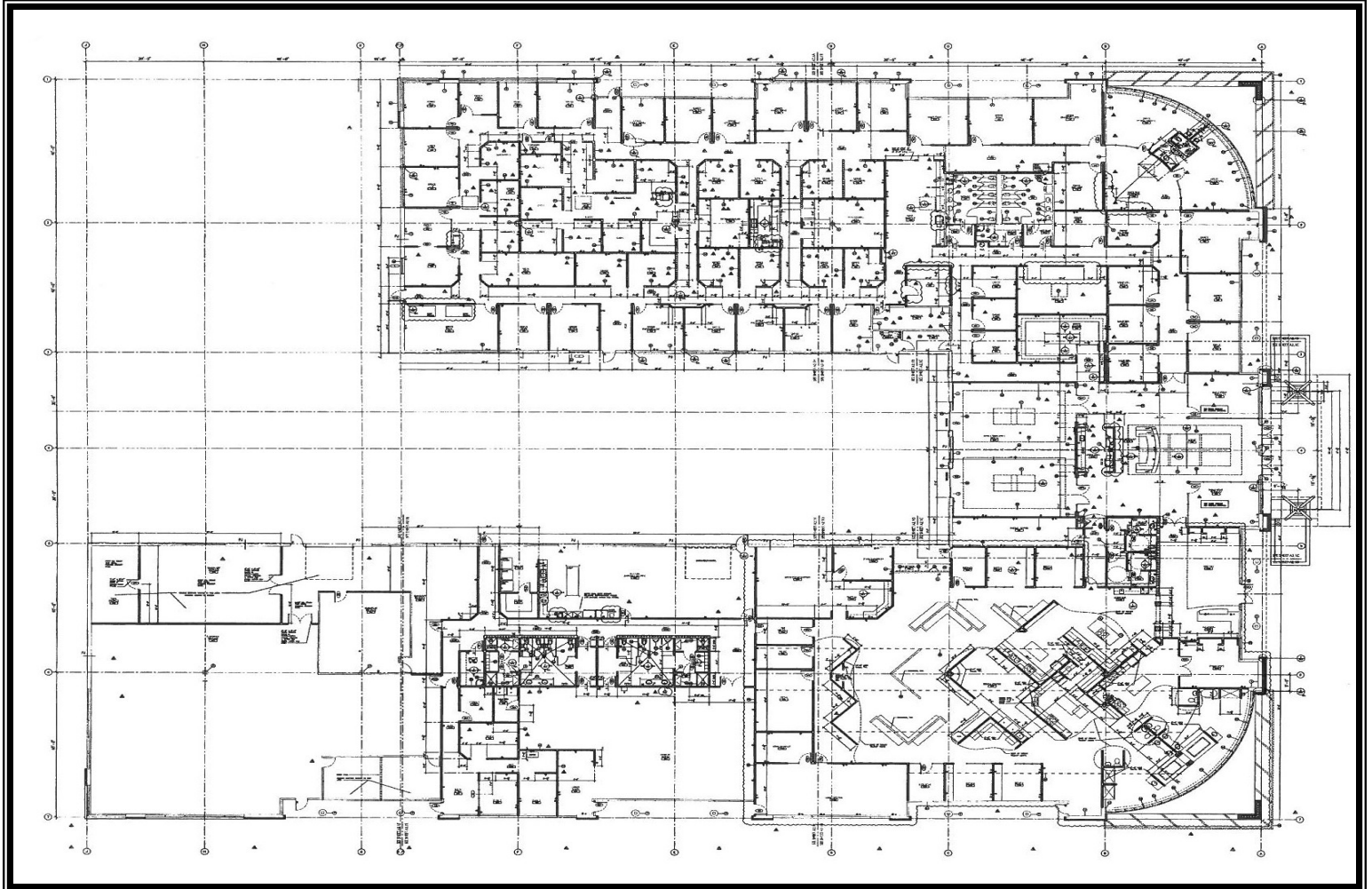
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INTERIOR PHOTOS



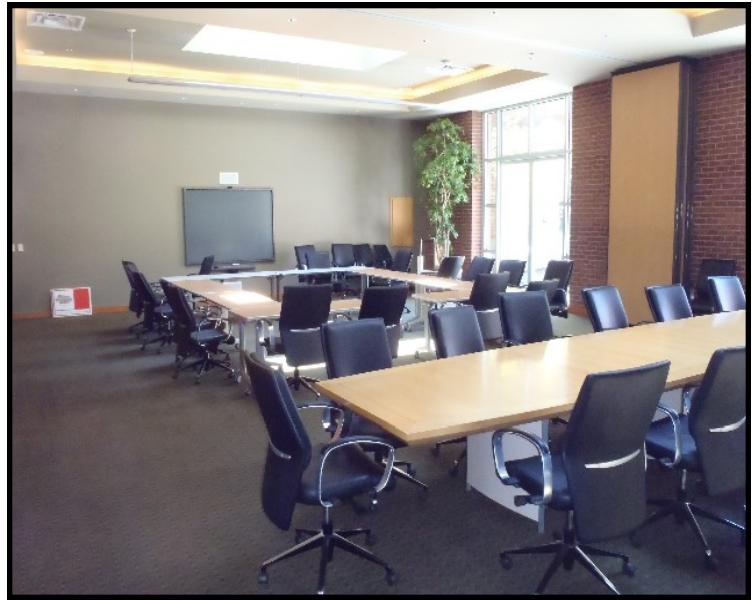
INTERIOR VIEW OF THE FRONT RECEPTION AREA



INTERIOR VIEW OF THE FRONT ENTRANCE HALLWAY



INTERIOR VIEW OF THE PRIMARY CONFERENCE ROOM



INTERIOR VIEW OF THE PRIMARY CONFERENCE ROOM



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INTERIOR PHOTOS



INTERIOR VIEW OF THE KITCHEN & BREAKROOM



INTERIOR VIEW OF THE KITCHEN AREA



INTERIOR VIEW OF THE KITCHEN



INTERIOR VIEW OF THE HALLWAY RESTROOMS



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INTERIOR PHOTOS



INTERIOR VIEW OF EXECUTIVE OFFICE & RECEPTION



INTERIOR VIEW OF THE MAIN ENTRANCE & LOBBY



INTERIOR VIEW OF CUBICLE SPACE



INTERIOR VIEW OF WORK SPACE AREA



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DEMOGRAPHICS 1,3 & 5 MILE RADIUS